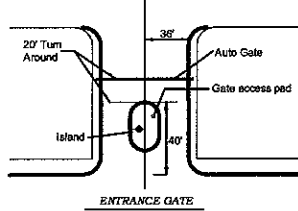


PARK LAND ANALYSIS

	PLAN	REQUIRED
439 LOTS 1AC / 70 LOTS		6.20 AC
PLAYGROUND	1.00 AC	
PARK AT WELL SITE	0.50 AC	
POOL (2,500 sqft)	1.50 AC	
RECREATION CENTER BUILDING (1,500 sqft)	1.00 AC	
PARK AT TANK SITE	0.25 AC	
PARK AT POOL	0.50 AC	
ATHLETIC COURT	1.50 AC	
	6.25 AC	6.25 AC

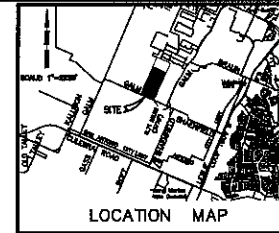


PLANNED UNIT DEVELOPMENT ANALYSIS

UNIT	NUMBER OF LOTS	ACREAGE	DENSITY (LOTS/ACRE)
1	40	7.366	5.4
2	38	6.584	5.8
3	46	7.950	5.8
4	47	6.918	6.8
5	44	6.379	6.9
6	47	6.933	6.8
7	38	7.629	4.9
8	56	8.763	6.4
9	35	5.366	6.5
10	48	8.015	6.0
TOTAL:	439	71.952	6.2

125 ACRES
ELISE E. SCHNEIDER - TRACT "D"
VOL. 3756, PG. 2020, BQRR

SCALE: 1"=200'

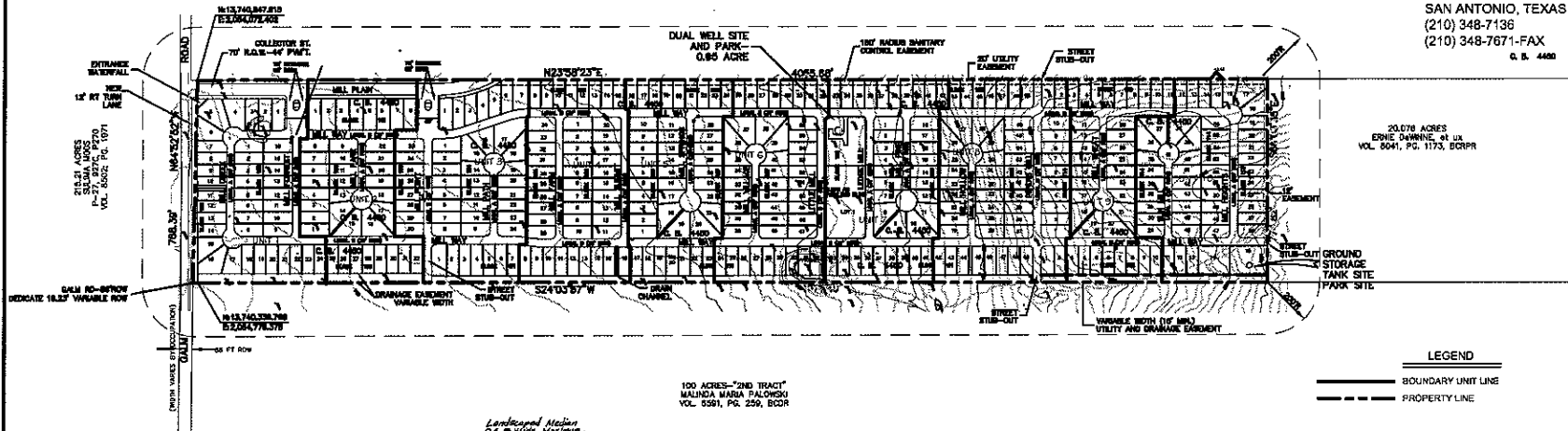


ALL BEARINGS AND DISTANCES REFERENCED HERE ON THE OVERALL TRACT ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS), AND AS SHOWN ON SURVEY PLAT BY BROWN ENGINEERING COMPANY, DATED APRIL 27, '04.

LEGAL DESCRIPTION
71.974 ACRES OUT OF THE M.M. MUSQUIZ SURVEY NO. 60, SECTION 5, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER

HLH PROPERTIES-HLH DEVELOPMENT
1603 BABCOCK RD., SUITE 151
SAN ANTONIO, TEXAS 78223
(210) 348-7136
(210) 348-7671-FAX
G. B. 4460



LEGEND

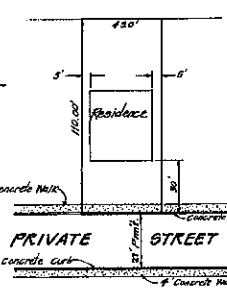
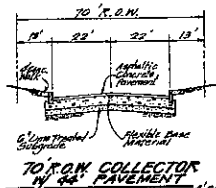
BOUNDARY UNIT LINE
PROPERTY LINE

THIS PUD OF LAURA HEIGHTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____ A.D., 2005.

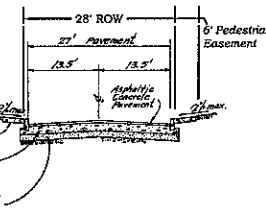
BY: _____
CHAIRMAN

BY: _____
SECRETARY



sidewalks will be installed in all public and private streets in accordance with STD 88-800(g).

72' STREET SECTION & ENTRANCE



21' STREET SECTION

REVISIONS
DATE DESCRIPTION
05/10/05 G.S.A. REVIEW
05/10/05 G.S.A. REVIEW

BROWN ENGINEERING LTD.
CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78229
(210) 628-1431
(210) 628-1432 FAX



PUD MASTER DEVELOPMENT PLAN
LAURA HEIGHTS
BEXAR COUNTY, TEXAS

DATE: 06-06-05
JOB No.
1 SHEET OF 1

02-13-06A09:34 RCVD

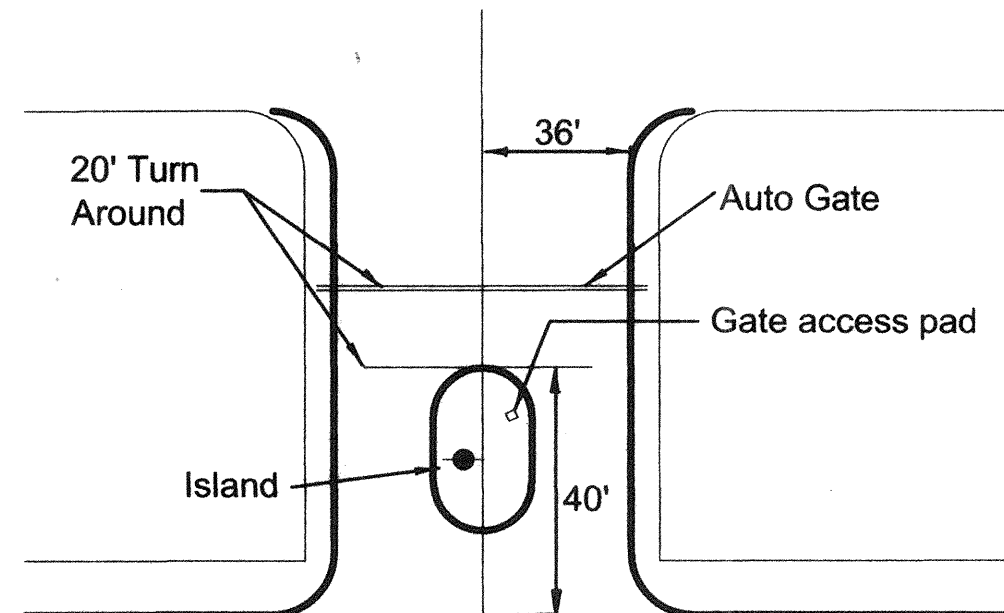
PARK LAND ANALYSIS

PLANNED UNIT DEVELOPMENT ANALYSIS

PLAN	REQUIRED
439 LOTS 1AC / 70 LOTS	6.20 AC
PLAYGROUND	1.00 AC
PARK AT WELL SITE	0.50 AC
POOL (2,500 sqft)	1.50 AC
RECREATION CENTER BUILDING (1,500 sqft)	1.00 AC
PARK AT TANK SITE	0.25 AC
PARK AT POOL	0.50 AC
ATHLETIC COURT	1.50 AC
	6.25 AC
	6.25 AC

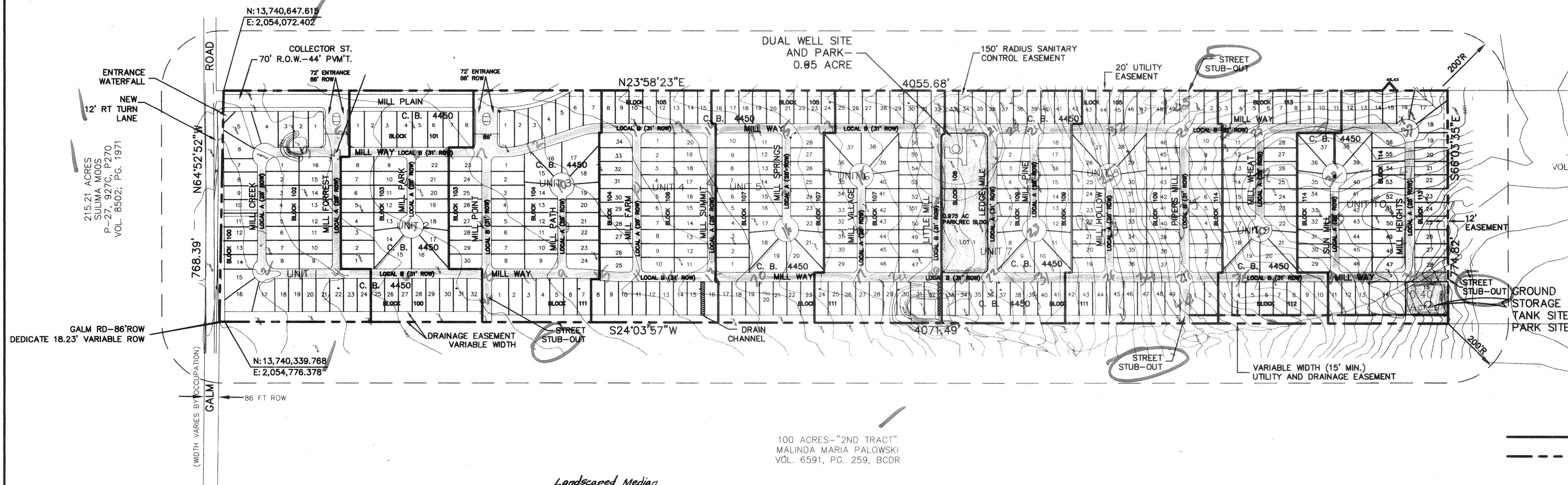
UNIT	NUMBER OF LOTS	ACREAGE	DENSITY (LOTS/ACRE)
1	40	7.366	5.4
2	38	6.584	5.8
3	46	7.950	5.8
4	47	6.918	6.8
5	44	6.379	6.9
6	47	6.933	6.8
7	38	7.629	4.9
8	56	8.763	6.4
9	35	5.366	6.5
10	48	8.015	6.0

TOTAL: 439 71.952 6.2

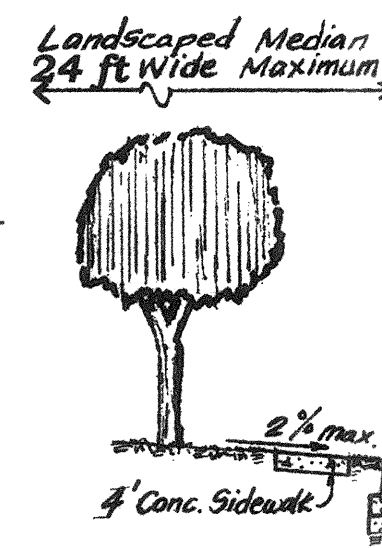
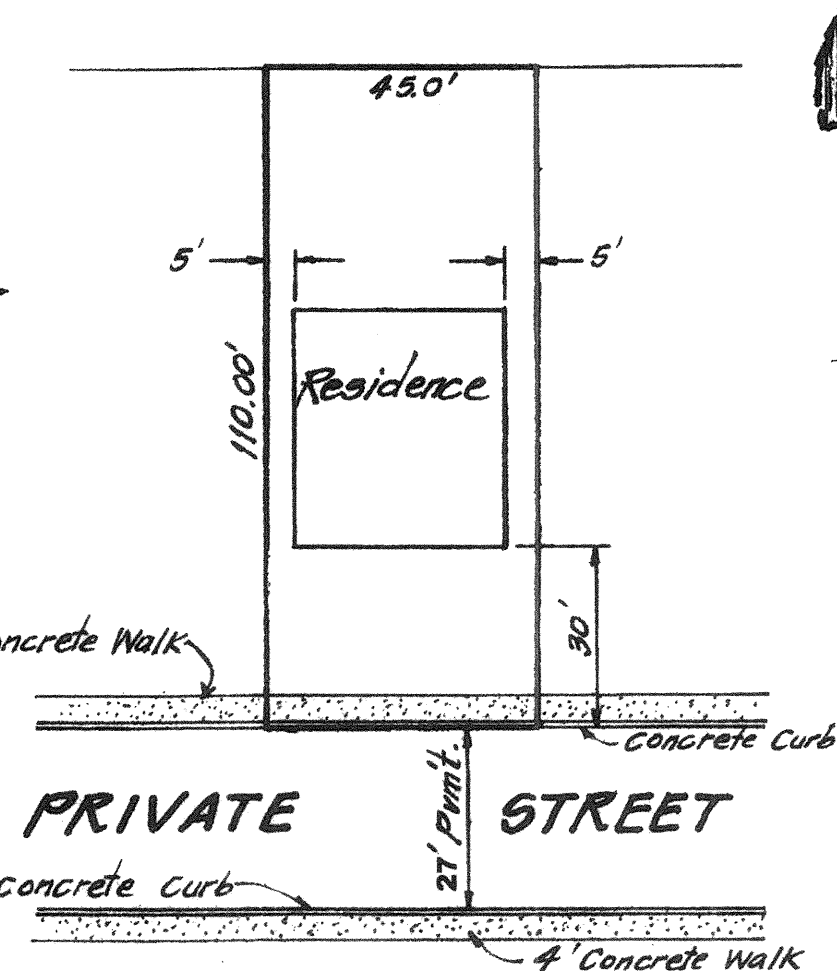
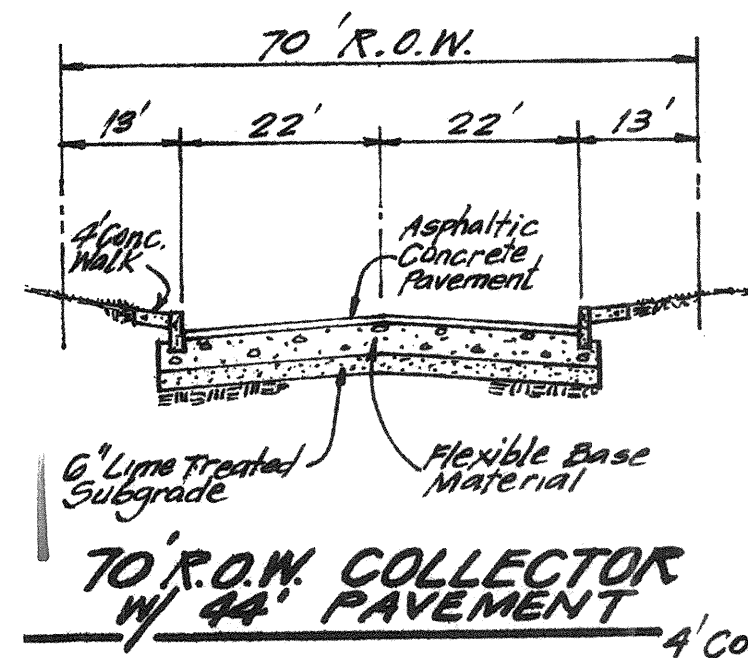


ENTRANCE GATE

125 ACRES
ELSIE E. SCHNEIDER - TRACT "D"
VOL. 3756, PG. 2020, BCRPR

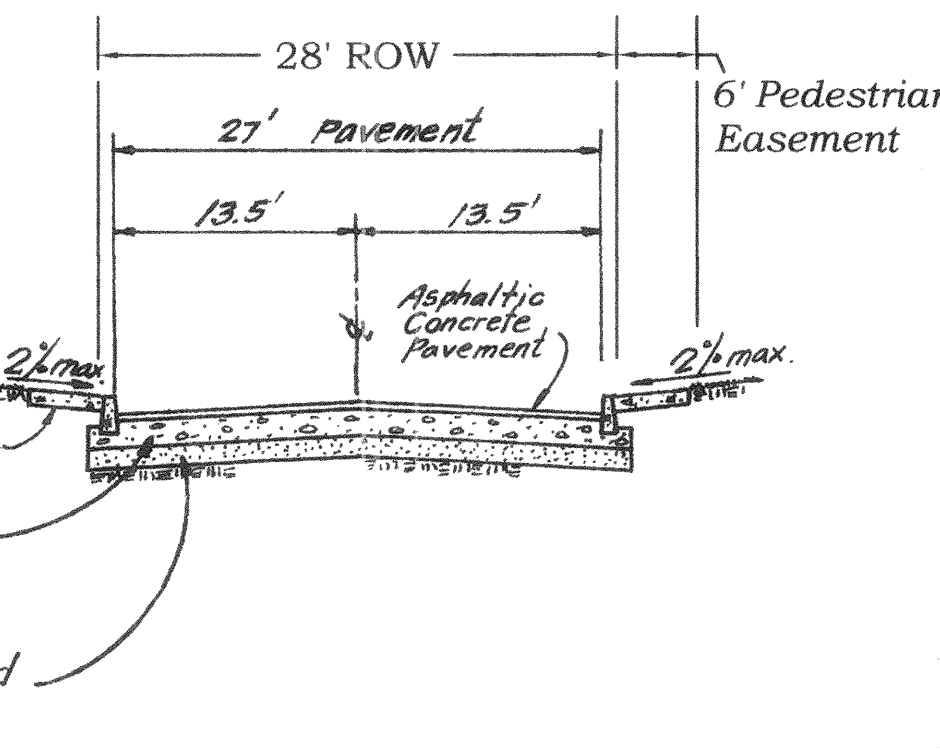


100 ACRES - "2ND TRACT"
MALINDA MARIA PALOWSKI
VOL. 6591, PG. 259, BCDP



Sidewalks will be installed in all public and private streets in accordance with UDC 35-506(g).

72 ft STREET SECTION @ ENTRANCE



27' STREET SECTION

34 nodes
46 links

Connectivity Ratio
 $\frac{46}{34} = 1.35$

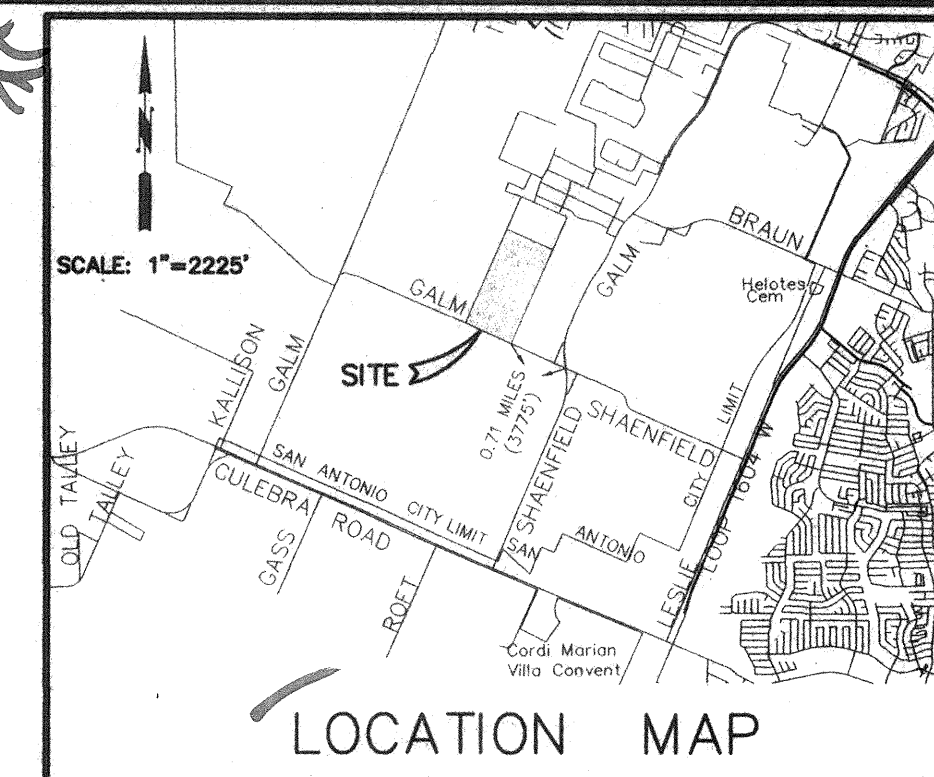
THIS PUD OF LAURA HEIGHTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF ____ A.D., 2005.

BY: CHAIRMAN

BY: SECRETARY

Final Redline
2/14/06



ALL BEARINGS AND DISTANCES REFERENCED HERE ON THE OVERALL TRACT ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS), AND AS SHOWN ON SURVEY PLAT BY BROWN ENGINEERING COMPANY, DATED APRIL 27, '04.

LEGAL DESCRIPTION

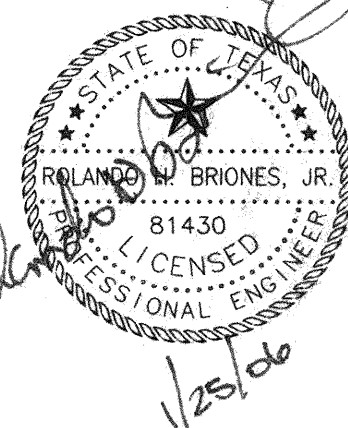
71.974 ACRES OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, SECTION 5, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER

HLH PROPERTIES-HLH DEVELOPMENT
1603 BABCOCK RD., SUITE 151
SAN ANTONIO, TEXAS 78223
(210) 348-7136
(210) 348-7671-FAX
C. B. 4450

date	description
8-18-05	C.S.A. REVIEW
1-24-06	C.S.A. REVIEW

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
(210) 828-1431
(210) 828-1432 fax



PUD MASTER DEVELOPMENT PLAN
LAURA HEIGHTS
BEXAR COUNTY, TEXAS

DATE: 06-06-05
JOB No.

1 SHEET OF 1

ArcIMS HTML Viewer Map



- SA Int
- Street
- Lakes
- Military
- Incorporated
- San Antonio
- Bexar
- Helotes
- Aerial

The City of San Antonio explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. The City shall assume no liability for any errors, omissions, lack of timeliness or inaccuracies. The City shall assume no liability for actions taken or not taken by the user in reliance upon any information or data furnished.



City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: July 7, 2005

Case Manager:

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

MDP 870

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☐ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Rural Development (RD) | |
| <input type="checkbox"/> Farm and Ranch (FR) | |
| <input type="checkbox"/> Mix Light Industrial (MI-1) | |

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: Laura Heights

Owner/Agent: HLH Properties-HLH Development Phone: 348-7136 Fax: 348-7671

Address: 1603 Babcock Rd., Suite 151 Zip code: 78229

Engineer/Surveyor: Briones Consulting & Engineering, Ltd. Phone: 828-1431 Fax: 828-1432

Address: 8118 Broadway, San Antonio, TX Zip code: 78209

Contact Person Name: Rolando H. Briones, Jr., P.E. E-mail: rbriones@brionesengineering.com

February 23, 2004

City of San Antonio
Development Services Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:

73.948 acres out of the M.M. Musquiz Survey No. 80, Section 5, Abstract No. 467, C.B. 4450, Bexar County,
Texas.

Existing zoning: N/AProposed zoning: N/AProjected # of Phases: 10

Phases 1-43, 2-42, 3-53, 4-45, 5-43,

Number of dwelling units (lots) by Phases:

6-50, 7-41, 8-49, 9-50, 10-45

Total Number of lots: 461-439 divided by acreage: 73.948 = Density: 6.2341(PUD Only) Linear feet of street 17000☒ Private☐ Gated☐ Attached☐ Public☐ Un-Gated☐ Detached(PUD Only) Total open space: 7 Ac. divided by total acreage: 73.948 = Open space .0946 %(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): Transmitter(PUD Only) Construction start date: November 2005(PUD Only) X/Y coordinates at major street entrance: X: 2054, 737429 Y: 13,740, 317.019**Site is over/within/includes:**Edwards Aquifer Recharge Zone: ☐ Yes ☒ NoSan Antonio City Limits? ☐ Yes ☒ NoCouncil District: N/A School District: N.I.S.D. Ferguson map grid: 545 E 6

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name N/A No. Is there a corresponding PUD for this site? Name No.

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name N/A No. N/AName N/A No. N/AName N/A No. N/A

February 23, 2004

Page 2 of 5

DEV SERVICES
2005 JUL 18 4:10:05

01-27-06A09:24 RCVD

City of San Antonio
Development Services Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:

73.948 acres out of the M.M. Musquiz Survey No. 80, Section 5, Abstract No. 467, C.B. 4450, Bexar County,
Texas.

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 10
Phases 1-43, 2-42, 3-53, 4-45, 5-43,
Number of dwelling units (lots) by Phases: _____
6-50, 7-41, 8-49, 9-50, 10-45

Total Number of lots: 461 divided by acreage: 73.948 = Density: 6.2341

(PUD Only) Linear feet of street 17000 ☒ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: 7 Ac. divided by total acreage: 73.948 = Open space .0946 %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): Transmitter

(PUD Only) Construction start date: November 2005

(PUD Only) X/Y coordinates at major street entrance: X: 2054, 737429 Y: 13,740, 317.019

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: N.I.S.D. Ferguson map grid: 545 E 6

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name N/A No. No.

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name N/A No. N/A

Name N/A No. N/A

Name N/A No. N/A

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

- ☐ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☐ Name and address of owner of record, developer and engineer;
- ☐ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☐ Basis of bearing used and a north point;
- ☐ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☐ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☐ Date of preparation;
- ☐ Graphic and written scale and north arrow;
- ☐ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☐ Total area of property;
- ☐ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☐ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

- ☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☐ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☐ The location and dimension of all proposed or existing lots.
- ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☐ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (**Conservation Subdivisions Only**) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
 - (PUD ONLY)
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

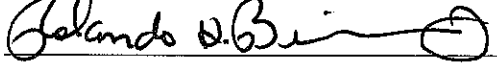
City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

- ☐ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☐ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☐ A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Rolando H. Briones, Jr., P.E. Signature: 
Date: July 7, 2005 Phone: 828-1431 Fax: 828-1432
E-mail: rbriones@obcengineers.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

February 23, 2004

Page 5 of 5

2005 JUL 18 10:01 AM

DEV SERVICES

☐ I do not recommend approval

Comments:

Planner II

Title

Date _____

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Bicycle Plan |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Storm Water Engineering | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1) PLEASE PROVIDE STORM WATER MANAGEMENT PLAN
2) SHOW ROW ON GERM, GERM RD IS 86' SECONDARY
ARTICIAN

3) 275+ ROADWAY SECTIONS ARE FOR PRIVATE STREETS
PLEASE CALL OUT PRIVATE STREET ON TYPICAL

4) TYPICAL SHOWING LANDSCAPE MEDIAN ~~50 FT~~ 50 FT
MAX. ~~ACCORDING TO UDC~~ UDC CALLS FOR 14 FT
MEDIAN WITH 1/8 FT LANES ON EACH SIDE.

5) SIDEWALKS SHALL CONFORM WITH UDC

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

May 1, 2005

Page 2 of 2

- 6) TRAFFIC CALMING WILL BE REQUIRED WITH THIS DESIGN
- 7) THE COLLECTOR MUST BE EXTENDED DEEPER INTO
SUBDIVISION IN ORDER TO MEET MAX PEAK HOUR TRIPS
ALLOWED AT LOCAL STREET INTERSECTIONS. PERHAPS
A LOCAL B STREET WITH NO HOUSES FRONTING
CAN BE MEANDERED INTO SUBDIVISION.



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

BEAR GUTTY



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP)
☒ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD)
☐ Rural Development (RD)
☐ Farm and Ranch (FR)
☐ Mix Light Industrial (ML-1)
☐ Plat Certification Request
☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: 7-13-05 8/29/05

(Check One)

Project Name: GALM Rd. 73.448 Ac.

File# _____

Engineer/Surveyor: BRIANES ENGR.

Address: 8118 BROADWAY S.A. TX.

Zip code: 78709

Phone: 8281431

Fax: 8281432

Contact Person Name: ROLANDO H. BRIANES, Jr.

E-mail: rbrianes@brianesengineers.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)
(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

May 1, 2005

Page 1 of 2



CITY OF SAN ANTONIO

February 24, 2006

Mr. Rolando Briones, Jr. P.E.

Briones Consulting & Engineering, Ltd.
8118 Broadway
San Antonio, TX 78209

Re: Laura Heights

MDP # 870

Dear Mr. Briones,

The City Staff Development Review Committee has reviewed Laura Heights Master Development Plan **M.D.P. # 870**. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.
- **Historic** indicates that
 - The Texas Site Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is within the Culebra Creek drainage area, an area known to contain significant archeological deposits. Therefore, there is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property
- **DSD – Traffic Impact Analysis & Streets** indicates the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion date of Laura Heights:
 - All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

Laura Heights MDP# 870, Page1 of 3

- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) – 35-502(a)(7), subsection C.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).
- **Parks** has indicated that amenities to be provided are as follows:
 - Playground
 - Swimming Pool (2,500 sq.ft.)
 - Recreation Center
 - Athletic Courts
- **Bexar County** states the following improvements will be provided by the developer prior to completion of the Laura Heights Subdivision:
 - Secondary access onto the public collector must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units.
 - All decorative structures shall be placed within private property and not within public right-of-way.
 - All traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

Mr. Briones
Page 3
February 24, 2006

**All Platting will have to comply with the Unified Development Code,
Master Plan, and Major Thoroughfare Plan for the City of San Antonio.**

Sincerely,

A handwritten signature in black ink, appearing to read "Roderick J. Sanchez", with a stylized flourish at the end.

**Roderick J. Sanchez, AICP
Assistant Development Services Director**

CC: Sam Dent, P.E. Chief Engineer Development Service
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant Bexar County

MDP/MTA - Yes

CITY OF SAN ANTONIO

**DEVELOPMENT SERVICES
MASTER DEVELOPMENT PLAN / MAJOR THOROUGHFARE**

TO: Rolando H. Briones, Jr., P.E., Briones Consulting & Engineering, Ltd.
FROM: Ismael B. Segovia, Planner II, Development Services Department
DIVISION: Master Development Plan / Major Thoroughfare Plan
COPIES TO: Michael Herrera, Special Projects Coordinator, Development Services Department
SUBJECT: Galm Road (Laura Heights) MDP/PUD

DATE: January 27, 2006

I recommend approval of the Galm Road (Laura Heights) MDP/PUD. All previous comments from this department have been answered.

This comment is strictly from the Master Development Plan / Major Thoroughfare Plan division. Other departments may also be submitting their comments regarding this Master Development Plan or Planned Unit Development and must also be addressed as required.

Ismael B. Segovia, M.A.
Planner II
Development Services Department

MDP/MTP - No

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES MASTER DEVELOPMENT PLAN / MAJOR THOROUGHFARE

TO: Rolando H. Briones, Jr., P.E., Briones Consulting & Engineering, Ltd.
FROM: Ismael B. Segovia, Planner II, Development Services Department
DIVISION: Master Development Plan / Major Thoroughfare Plan
COPIES TO: Michael Herrera, Special Projects Coordinator, Development Services Department
SUBJECT: Galm Road (Laura Heights) MDP/PUD

DATE: January 20, 2006

I do not recommend approval of the Galm Road (Laura Heights) MDP/PUD. In order to be approved by this division the following corrections need to be made:

1. As per UDC 35-B101(c)(e)(1), two sets of Texas Plane Coordinates must be provided;
2. As per UDC 35-B101(c)(f)(6), streets need to be named;
3. Number of lots, total acreage and density do not correspond between the application and the PUD/MDP;
4. A legal instrument must also be provided as per UDC 35-344(i).

This comment is strictly from the Master Development Plan / Major Thoroughfare Plan division. Other departments may also be submitting their comments regarding this Master Development Plan or Planned Unit Development and must also be addressed as required.

Ismael B. Segovia, M.A.
Planner II
Development Services Department

Historic - Y/C

Ismael Segovia

From: Kay Hinde
Sent: Friday, January 06, 2006 4:23 PM
To: Michael Herrera
Cc: Ismael Segovia; 'ggonzales@brionesengineering.com'
Subject: Laurel Heights PUD/MDP

Importance: High

Mike:

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. We believe that cultural resources exist within the project area that should be inventoried before the project moves forward. Although this is not a requirement, the applicant is strongly urged to document/inventory/reassess these resources before proceeding to the platting stage. Please find attached our review letter.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinde



Laurel Heights
MDP.doc

CITY OF SAN ANTONIO PLANNING DEPARTMENT

Interdepartmental Correspondence

To: Michael O. Herrera

From: Kay Hinds, Planner II/Archaeologist, Planning Department

Copy: Historic Preservation Office Files

Subject: Laurel Heights PUD MDP

Date: 1-6-2006

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is within the Culebra Creek drainage area, an area known to contain significant archaeological deposits. Therefore, there is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified archaeological site is encountered

during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES

**TRANSMITTAL
For Re-Submittals**

Mark MacDonald
Disability Access Dept
9th Floor.
114 E. Commerce

Approved
12-22-00

FROM

Plat I.D. # _____ Plat name: Laura Heights
Consultant: BRIONES Consulting & Engineering
Contact Person: ES GONZALEZ, P.E.
Phone #: 828.1431 Fax #: 828.1432 E: Mail ggonzalez@brionesconsulting.

CHECK ONLY ONE:

TO

Engineering:

ATTN:

- ☐ Drainage - _____
- ☐ Streets - _____
- ☐ TIA - _____
- ☐ Stormwater (water shed area) _____
- ☐ Other - _____

Case Manager:

- ☐ Subdivision Comments - _____
- ☐ GIS:
 - ☐ Mapping - _____
 - ☐ Legals - _____
- ☐ Arborist - _____
- ☒ MDP/PUD/Maj. Tho. - _____
- ☐ Other - _____

Comments: Please review for MOP approval. Ismael Sepulveda
is the case manager.

Note: This transmittal is for submitting revisions, red-lines or supplemental data to a reviewing division. Use only one transmittal for each revision being submitted. Do not include multiple divisions under one transmittal. This transmittal is not for variance requests, completeness packages, time extensions, etc.

7/16/2004

Disability - ~~DES~~

Ismael Segovia

From: Rolando Briones, Jr. [rbriones@brionesengineering.com]
Sent: Thursday, December 22, 2005 2:18 PM
To: Ray Castille
Cc: Judy Babbitt; Mark MacDonald; Ismael Segovia
Subject: RE: Laura Heights on Galm Road MDP/PUD Plan

Thank you.

Rolando H. Briones, Jr., P.E., MBA
Briones Consulting & Engineering, LTD.

8118 Broadway
San Antonio, Texas 78209
(210) 828-1431
(210) 828-1432 fax
(210) 393-7659 cell
RBriones@BrionesEngineering.com

From: Ray Castille [mailto:JCastille@sanantonio.gov]
Sent: Thursday, December 22, 2005 10:59 AM
To: rbriones@brionesengineering.com
Cc: Judy Babbitt; Mark MacDonald
Subject: FW: Laura Heights on Galm Road MDP/PUD Plan
Importance: High

Rolando,
The Galm Road Plans **MDP 73-948A** (received by DAO 12.21.2005) was reviewed and approved by the DAO.
Thank you

Ray Castille

-----Original Message-----

From: Judy Babbitt
Sent: Wednesday, December 21, 2005 8:22 AM
To: Mark MacDonald; Ray Castille
Subject: FW: Laura Heights on Galm Road MDP/PUD Plan
Importance: High

please coordinate and see what has happened.

-----Original Message-----

From: Rolando Briones, Jr. [mailto:rbriones@brionesengineering.com]
Sent: Tuesday, December 20, 2005 6:03 PM
To: Judy Babbitt
Cc: Harry L. Hausman; Randell S. Floyd; 'Gus Gonzalez'
Subject: Laura Heights on Galm Road MDP/PUD Plan

Ms. Babbitt we are trying to follow up on a MDP/PUD combo plan for the above project. From speaking to the MDP manager your department has not yet responded. Can you please let me know if there are any concerns that we need to address.

We appreciate your help with this.

12/27/2005

Rolando H. Briones, Jr., P.E., MBA
Briones Consulting & Engineering, LTD.
8118 Broadway
San Antonio, Texas 78209
(210) 828-1431
(210) 828-1432 fax
(210) 393-7659 cell
rbriones@brionesengineering.com

Stormwater - Yes

City of San Antonio

Interdepartmental Correspondence Sheet

TO: ggonzalez@brionesengineering.com

FROM: Veronica Barefield

COPIES TO: Robert Browning, P.E., Sam Dent, P.E., Richard Carrizales,
Michael Herrera, Robert Lombrano


SUBJECT: Laura Heights MDP----APPROVED

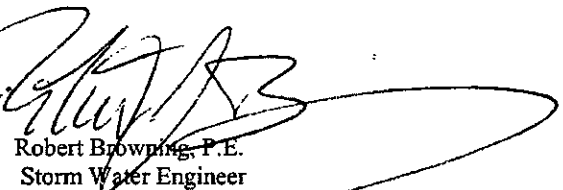
Leon Creek Watershed

January 23, 2006

No further Comments.

Should you have any questions please call me at 207-4341.


Veronica Barefield, EIT, C.F.M.
Sr. Engineering Associate


Robert Browning, P.E.
Storm Water Engineer

SAWS - no
Ernest Brown

From: Veronica Barefield
Sent: Wednesday, August 10, 2005 8:25 AM
To: 'rbriones@bcengineers.com'
Cc: Ernest Brown; Robert Lombrano; Sam Dent; Richard Carrizales; Michael Herrera
Subject: Galm Road- MDP-----Not Approved



Galm Road.doc

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

City of San Antonio

Interdepartmental Correspondence Sheet

TO: rbriones@bcengineers.com

FROM: Veronica Barefield

COPIES TO: Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales,
Michael Herrera, Ernest Brown

SUBJECT: Galm Road

Leon Creek Watershed

August 10, 2005

Storm water has reviewed your submittal dated July 19, 2005 and have the following comment(s):

1. Please revise narrative under the Hydrology and Hydraulics section.
2. Hydology and Hydraulics should be analyzed for existing, proposed and ultimate development
3. Please provide soil survery map and a breakdown of weighted CN values if necessary.
4. Please provide FEMA FIRM map with development superimposed on the map.
5. Please provide drainage area map with hydrology reference points labeled.
6. Please provide 2000' downstream analysis.

Should you have any questions please call me at 207-4341.

Veronica Barefield, EIT, C.F.M
Sr. Engineering Associate

Terrance Jackson, P.E., C.F.M
Storm Water Engineer

Ernest Brown

Bicycles - yes

From: Abigail Kinnison
Sent: Monday, August 29, 2005 2:35 PM
To: 'rbriones@obcengineers.com'
Cc: Michael Herrera; Robert Lombrano; Ernest Brown; Christina De La Cruz
Subject: Galm Road PUD

Galm Road PUD

I recommend approval.

Abigail Kinnison, AICP
Bicycle and Pedestrian Coordinator
Department of Public Works
City of San Antonio
(210) 207-3971
(210) 207-4034 FAX

TIA/Streets

-Y/C

CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

TO: Michael Herrera, Development Services MDP Division
FROM: Richard W. Chamberlin – DSD – **Traffic Impact Analysis & Streets** Division
COPIES TO: File
SUBJECT: Laura Heights, PUD, Level 1 TIA, 2005TIA1127
DATE: November 17, 2005

The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-1 Traffic Impact Analysis (TIA) and the MDP/PUD plan for Laura Heights. The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

This proposed development is located on the east side of Galm Road, outside Loop 1604 in western Bexar County. Proposed to consist of 439 single-family residential lots, within a gated community, this development is estimated to generate 3,292 average daily trips, and 272 weekday peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of Laura Heights, at no cost to the City of San Antonio:

- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing a right-turn deceleration lane, with storage length and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting.

Reviewed by:

Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets

TIA Streets - ne

Ernest Brown

From: Richard Chamberlin
Sent: Sunday, September 11, 2005 5:15 PM
To: 'rbriones@obcengineers.com'; Ernest Brown
Cc: Michael Herrera; Marc Courchesne; Sang Todd (E-mail)
Subject: Galm Rd 73.984 Acres - PUD# 05-0353 ****Disapproval****

Rolando,

Please find both the Traffic Impact Analysis and Streets/Drainage comments attached for the above referenced project:



2UD Comments TIA
and Streets 9...

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

Tell us how we're doing by taking our survey...

<http://www.sanantonio.gov/dsd/survey.asp>



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

September 11, 2005

MDP/PUD Comments:
Traffic Impact Analysis and Streets/Drainage

Re: Galm Road 73.948 Acres (PUD # 05-0353)

Traffic Impact Analysis and Streets have reviewed the above reference MDP/PUD and are providing the following comments:

- With two entrances so close together, Local B roads will be required to Unit-6 to handle the traffic volumes. A local "A" road can handle only 1,000 vpd by code (traffic from 133 PUD homes)
- A Local "B" road will be required to stub out to the northwest, connect to the internal Local "B" road(s), and to the collector to serve the large 125 acre unplatted land to the northwest.
- Please provide the gated entry details on the PUD plan. Gated entries require adequate turn around prior to the gate (single unit vehicle)
- Show ROW dimensions on the street sections. Curbs and sidewalks must be within the ROW. Sidewalks may be in a pedestrian easement.
- Local "B" road required by the park/pool for on-street parking. No parking is allowed on 27' wide roadways.
- Add the following note: "Sidewalks shall be installed in all public and private streets in accordance with UDC 35-506(q)." Sidewalks are required along Galm Road. Six foot sidewalks are required if back-of-curb for collectors and Local "B" roads.
- Traffic Calming shall be required at the time of platting
- Right turn deceleration lane and a possible left turn lane with appropriate storage and taper shall be required on Galm Road
- In the TIA, provide a graphic of distribution of vehicles entering and exiting the site. (Do 100% of the 184 entering PM peak hour trips come from 1604?)
- If current traffic counts on Galm is 1200 vpd, and your project generates 3,458 vdp, then there is a 388% increase on Galm assuming no other growth of traffic.

Please return a new MDP/PUD plan and TIA Report (if required) with appropriate revisions for review. Thank you.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
rchamberlin@sanantonio.gov

"AN EQUAL OPPORTUNITY EMPLOYER"



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

September 11, 2005

MDP/PUD Comments:
Traffic Impact Analysis and Streets/Drainage

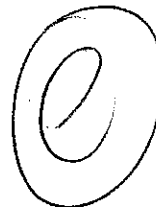
Re: Galm Road 73.948 Acres (PUD # 05-0353)

Traffic Impact Analysis and Streets have reviewed the above reference MDP/PUD and are providing the following comments:

- With two entrances so close together, Local B roads will be required to Unit-6 to handle the traffic volumes. A local "A" road can handle only 1,000 vpd by code (traffic from 133 PUD homes)
- A Local "B" road will be required to stub out to the northwest, connect to the internal Local "B" road(s), and to the collector to serve the large 125 acre unplatted land to the northwest.
- Please provide the gated entry details on the PUD plan. Gated entries require adequate turn around prior to the gate (single unit vehicle)
- Show ROW dimensions on the street sections. Curbs and sidewalks must be within the ROW. Sidewalks may be in a pedestrian easement.
- Local "B" road required by the park/pool for on-street parking. No parking is allowed on 27' wide roadways.
- Add the following note: "Sidewalks shall be installed in all public and private streets in accordance with UDC 35-506(q)." Sidewalks are required along Galm Road. Six foot sidewalks are required if back-of-curb for collectors and Local "B" roads.
- Traffic Calming shall be required at the time of platting
- Right turn deceleration lane and a possible left turn lane with appropriate storage and taper shall be required on Galm Road
- In the TIA, provide a graphic of distribution of vehicles entering and exiting the site. (Do 100% of the 184 entering PM peak hour trips come from 1604?)
- If current traffic counts on Galm is 1200 vpd, and your project generates 3,458 vdp, then there is a 388% increase on Galm assuming no other growth of traffic.

Please return a new MDP/PUD plan and TIA Report (if required) with appropriate revisions for review. Thank you.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
rchamberlin@sanantonio.gov





CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

September 11, 2005

MDP/PUD Comments:
Traffic Impact Analysis and Streets/Drainage

Re: Galm Road 73.948 Acres (PUD # 05-0353)

Traffic Impact Analysis and Streets have reviewed the above reference MDP/PUD and are providing the following comments:

- With two entrances so close together, Local B roads will be required to Unit-6 to handle the traffic volumes. A local "A" road can handle only 1,000 vpd by code (traffic from 133 PUD homes)
- A Local "B" road will be required to stub out to the northwest, connect to the internal Local "B" road(s), and to the collector to serve the large 125 acre unplatted land to the northwest.
- Please provide the gated entry details on the PUD plan. Gated entries require adequate turn around prior to the gate (single unit vehicle)
- Show ROW dimensions on the street sections. Curbs and sidewalks must be within the ROW. Sidewalks may be in a pedestrian easement.
- Local "B" road required by the park/pool for on-street parking. No parking is allowed on 27' wide roadways.
- Add the following note: "Sidewalks shall be installed in all public and private streets in accordance with UDC 35-506(q)." Sidewalks are required along Galm Road. Six foot sidewalks are required if back-of-curb for collectors and Local "B" roads.
- Traffic Calming shall be required at the time of platting
- Right turn deceleration lane and a possible left turn lane with appropriate storage and taper shall be required on Galm Road
- In the TIA, provide a graphic of distribution of vehicles entering and exiting the site. (Do 100% of the 184 entering PM peak hour trips come from 1604?)
- If current traffic counts on Galm is 1200 vpd, and your project generates 3,458 vdp, then there is a 388% increase on Galm assuming no other growth of traffic.

Please return a new MDP/PUD plan and TIA Report (if required) with appropriate revisions for review. Thank you.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
rchamberlin@sanantonio.gov

"AN EQUAL OPPORTUNITY EMPLOYER"

Ernest Brown

Zoning - yes

From: Christopher Looney
Sent: Friday, August 26, 2005 4:09 PM
To: 'rbriones@abcengineers.com'
Cc: Robert Lombrano; Ernest Brown; Michael Herrera
Subject: Galm Road, 73.948 Acres MDP/PUD

Galm Road, 73.948 Acres MDP/PUD

Zoning: Approved
Outside of the City Limits

*Christopher Looney
Senior Planner - Zoning/BOA
Development Services Department
City of San Antonio, Texas*

Development Services Department's goal is to provide the highest levels of customer satisfaction and your candid feedback is an integral part of our efforts to better serve you. We invite you to please take a few moments and tell us how we're doing. Please click on the following link to get to our survey. [Survey <http://www.sanantonio.gov/dsd/survey.asp>](http://www.sanantonio.gov/dsd/survey.asp)

Ernest Brown

Parks - yes

From: Ismael Segovia
Sent: Thursday, September 22, 2005 12:46 PM
To: 'ggonzalez@brionesengineering.com'
Cc: Ernest Brown; Michael Herrera
Subject: Laura Height PUD/MDP



PUD MDP Laura
-heights Memo.doc...

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Ernest Brown, Planner II, Development Services Department
SUBJECT: Laura Height PUD/MDP

DATE: September 22, 2005

I recommend approval of the Laura Heights PUD/MDP.

Laura Heights is a proposed subdivision of 447 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 dwelling units. The required acreage for this development is 6.5 acres. Laura Heights provides 7.0 acres for Parks or Open Space. Amenities to be provided are as follows:

- Playground
- Swimming Pool (2,500 sq. ft.)
- Recreation Center
- Athletic Court

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

Ernest Brown

From: Ismael Segovia
Sent: Thursday, July 21, 2005 3:36 PM
To: 'rbriones@obcengineers.com'
Cc: Michael Herrera; Ernest Brown
Subject: Galm Rd. - 73.948 Acre MDP

MDP is not recommended for approval due to development not defining location of amenities as well as some safety concerns in regarding the parks which include the dual wells and gound storage tank. If there are any questions please contact me. Thank you.



MDP Galm
.-73.948 Acre Memo

***PARKS PRESENTED TO HOA'S MUST PROVIDE IN FORMAL WRITING VIA UDC SECTION 35-503(e)(2)
DESCRIPTION OF ASSOCIATION, BYLAWS AND METHODS TO MAINTAIN PARK PRIOR TO APPROVAL.**

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Ernest Brown, Planner II, Development Services Department
SUBJECT: Galm Rd.-73.948 Acre Master Development Plan

DATE: July 21, 2005

I do not recommend approval of the Galm Rd.-73.948 Acre Master Development Plan.

Galm Rd.-73.948 Acre is a proposed subdivision of 461 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 residential dwelling units. The required acreage for this development is 6.6 acres. The development has set aside 6.6 acres of Park/Open space, however the areas are not clearly defined. The amenities need to be clearly defined in order to determine if the development will meet their requirements. Safety concerns arise as to the park locations surrounding the dual well site as well as the park with the ground storage tank.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

September 8, 2005

Ismael B. Segovia, M.A.
Planner II
Parks Project Services
P.O. Box 839966
San Antonio, Texas 78283-3966

Ref: Laura Heights Subdivision- Galm Road

Dear Mr. Segovia:

Thank you for your quick review of our proposed development. We will be putting in the amenities as follows:

Unit 2: Park space (0.83 acres)
Pool (2,500 sf)
Recreational Center Building (1,500 sf)

Unit 4: Park at Well site (0.25 acres)

Unit 6: Play Ground and Athletic Court (1.25 acres)

For safety and security we will be fencing the pump and well site. The wells will have 150 foot sanitary control easement.

Please let me know if this arrangement is acceptable. During platting we can locate said facilities as directed by your department. If you have any questions, please contact me at your earliest convenience.

Thank you.

Sincerely



Gustavo Gonzalez, P.E.
Project Manager

cf: Ernest Brown, Planner II



DEV. SERVICES
2005 SEP 12 A 8:38

Bexar Co. - YK



INFRASTRUCTURE SERVICES DEPARTMENT

PUBLIC WORKS DIVISION

233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
(210) 335-6700 • Fax (210) 335-6713

MEMORANDUM

DATE: January 6, 2006
TO: Michael Herrera, Development Services MDP Division
FROM: Bexar County Infrastructure Services Department
SUBJECT: Laura Heights Planned Unit Development


The Bexar County Infrastructure Services Department has reviewed the Laura Heights Planned Unit Development located on the north side of Galm Road approximately $\frac{3}{4}$ of a mile west of FM 1560.

The proposed 72 acres will consist of 439 single-family residential lots with a public collector street extended approximately 1,100 feet north of Galm Road on the west side of the site. Two gated access points onto the collector road extension will be provided for the estimated 4,412 average daily trips generated by this subdivision.

The following improvements will be provided by the developer prior to completion of the Laura Heights Subdivision.

- ✓ Secondary access onto the public collector must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units.
- All decorative structures shall be placed within private property and not within public right-of-way.
- All traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at time of platting.


Todd Sang
Civil Engineer Assistant



**INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION**

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San Antonio, Texas 78207-3188
(210) 335-6700 • Fax (210) 335-6713

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Todd Sang
Civil Engineer Assistant

County - no

Ernest Brown

From: tsang@bexar.org

Sent: Wednesday, August 31, 2005 9:07 AM

To: Ernest Brown; rbriones@obcengineers.com

Cc: Michael Herrera; RBrach@bexar.org; pkuruva@bexar.org

Subject: Galm Road 73.948 Acre ****Disapproval****

Todd Sang

Civil Engineer Assistant

Bexar County, Infrastructure Services Dept.

233 N. Pecos La Trinidad, Ste. 420

San Antonio, TX 78207

(210) 335-6649

BRIONES CONSULTING & ENGINEERING LTD.

8118 Broadway
San Antonio, Texas 78209
(713) 539-6408 ph. / rbriones@brionesengineering.com

TRANSMITTAL LETTER

TO: DEVE. SERVICES DATE: MARCH 6, 2006
JOB: PLAT NO 060191
LAURA HEIGHTS
NO. 870
ATTN: Ismael S.

DESCRIPTION	NO. OF SETS
CHECK FOR MAILING LIST	1
MDP / PUD	

☒ AS REQUESTED

☐ FOR YOUR INFORMATION

☐ FOR REVIEW AND APPROVAL

☐ FOR SIGNATURE AND RETURN

REMARKS:	Outside City limits


Rolando Briones Consulting & Engineering, Ltd.
President

03-06-06P02:18 RCVD



TRANSMITTAL For Re-Submittals

RECEIVED

FROM

Plat I.D. # 060191 Plat name: LAURA HEIGHTS ESTATE

Consultant: BRIONES ENGRS.

Contact Person: JOE GONZALEZ

Phone #: 8281431 Fax #: 8281432 E: Mail _____

LAND DEVELOPMENT
SERVICES DIVISION

CHECK ONLY ONE:

TO

Engineering:

ATTN:

- ☐ Drainage - _____
- ☐ Streets - _____
- ☐ TIA - _____
- ☐ Stormwater (water shed area) _____
- ☐ Other - _____

02-13-06A09:34 RCVD

Case Manager:

- ☐ Subdivision Comments - _____
- ☐ GIS:
 - o Mapping - _____
 - o Legals - _____
- ☐ Arborist - _____
- ☒ MDP/PUD/Maj. Tho. - ISMAEL S.
- ☐ Other - _____

Comments: _____

Note: This transmittal is for submitting revisions, red-lines or supplemental data to a reviewing division. Use only one transmittal for each revision being submitted. Do not include multiple divisions under one transmittal. This transmittal is not for variance requests, completeness packages, time extensions, etc.



TRANSMITTAL

For Re-Submittals

RECEIVED

06/16/04 2:14

FROM

Plat I.D. # _____ Plat name: LAURA HEIGHTS PUD

Consultant: BRIONES ENGR. LTD.

Contact Person: JOE GONZALEZ

Phone #: 8281431 Fax #: 8281432 E: Mail jgonzalez@brionesengineering.com

CHECK ONLY ONE:

TO

Engineering:

ATTN:

- ☐ Drainage -- _____
- ☐ Streets -- _____
- ☐ TIA -- _____
- ☐ Stormwater (water shed area) _____
- ☐ Other -- _____

Case Manager:

- ☐ Subdivision Comments -- _____
- ☐ GIS:
 - ☐ Mapping -- _____
 - ☐ Legals -- _____
- ☐ Arborist -- _____
- ☒ MDP/PUD/Maj. Tho. -- Ismael S.
- ☐ Other -- _____

PLAN HAS BEEN ACCEPTED BY

Comments: COSA

(date) _____ (number) _____

If no plats are filed, plan will expire

Note: This transmittal is for submitting revisions, red-lines or supplemental data to a reviewing division. Use only one transmittal for each revision being submitted. Do not include multiple divisions under one transmittal. This transmittal is not for variance requests, completeness packages, time extensions, etc.

7/16/2004

Harry Hausman



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES

TRANSMITTAL

For Re-Submittals

RECEIVED

05 DEC 12 10:52 AM

FROM

Plat I.D. # _____ Plat name: Laura Heights Subd

Consultant: Briones Engineering

Contact Person: Gus Gonzalez

Phone #: 828 1431 Fax #: 828.1432 E: Mail ggonzalez@brionesconsulting.com

CHECK ONLY ONE:

ATTN:

TO

Engineering:

- ☐ Drainage -
- ☐ Streets -
- ☒ TIA -
- ☐ Stormwater (water shed area)
- ☐ Other -

Case Manager:

- ☐ Subdivision Comments -
- ☐ GIS:
 - ☐ Mapping -
 - ☐ Legals -
- ☐ Arborist -
- ☒ MDP/PUD/Maj. Tho. -
- ☐ Other -

To Bob Beck

*This came to me
has County released yet?
Richard Chamberlin*

Comments: Please review for approval. Ismael Sepulveda @
CSP is case mgr. will need letter. collector relocated
to opposite side of Subd. GATE entrance revised to 72'
width.

Note: This transmittal is for submitting revisions, red-lines or supplemental data to a reviewing division. Use only one transmittal for each revision being submitted. Do not include multiple divisions under one transmittal. This transmittal is not for variance requests, completeness packages, time extensions, etc.

7/16/2004



ozuna • briones • cueva

consulting engineers, Ltd.

8118 Broadway • San Antonio, Texas 78209 • (210) 828-1431 • Fax (210) 828-1432 • www.obcengineers.com

TRANSMITTAL LETTER

For Professional Engineering Services:

WASTEWATER

TO: DEVE. SERVICES

DATE: July 12, 2005

WATER SUPPLY

SPECIAL PROJ. COOR.

JOB NO.: _____

DRAINAGE

MICHAEL D. HERRERA

RE: GALM ROAD, 73.948 AC.

STREETS

PLANNING REPORTS

SURVEYING

STRUCTURES

SOLID WASTE

SITE ASSESSMENT

DESCRIPTION	NO. OF SETS
Appl. Form	1
Review Fee	1
Digital Info	1
8 1/2 "x 11"	1
Storm Water Manag. Plan	2
TIA	3

☐

AS REQUESTED

☐

FOR YOUR INFORMATION

☒

FOR REVIEW AND APPROVAL

☐

FOR SIGNATURE AND RETURN

REMARKS:

2005 JUL 18 A 10:07

DEV. SERVICES

Joe N. Syon
Submitted By

Accepted By

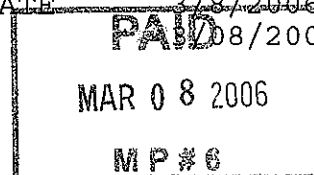
REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3365814

AMT ENCLOSED _____

50-05-5574
BRIONES CONSULTING & ENGINEERI
8118 BROADWAY
S.A. TX 78229

AMOUNT DUE 104.00
INVOICE DATE 3/8/2006
DUE DATE 3/08/2006



MDP 870

PHONE: (000) 000-0000

MDP/PUD LAURA HEIGHTS
MAILING LIST MDP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
3/8/2006	3365814	50-05-5574	3/08/2006	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	013714-001	NOTIFICATION LIST PREP FEES - SUBD	104.00

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 03/08/2006			CK#2574	LAURA HEIGHTS
END 03/08/2006				

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	104.00	0.00	104.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

HLH DEVELOPMENTS, LLP

P.O. BOX 1607
HELOTES, TX 78023
210-372-9981

LONE STAR CAPITAL BANK, N.A.
SAN ANTONIO, TX 78232

000797

7/7/2005

PAY TO THE
ORDER OF CITY OF SAN ANTONIO

\$ **500.00

Five Hundred and 00/100***** DOLLARS

CITY OF SAN ANTONIO

MEMO mdp

AUTHORIZED SIGNATURE

⑈000797⑈ ⑆114024260⑆

⑈7004849⑈

HLH DEVELOPMENTS, LLP

CITY OF SAN ANTONIO
laon 72 acre

7/7/2005

000797

500.00

Lone Star Capital Bank mdp

500.00

2005 JUL 18 A 10:06

DEV SERVICES

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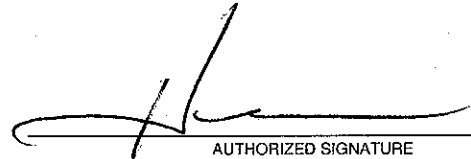
CITY OF SAN ANTONIO

\$ **300.00

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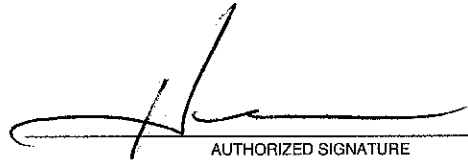
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John P. L.

Lone Star Capital Bank mailing

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2005 JUL 18 A 10:07

DEV SERVICES

Briones Consulting & Engineering, LTD.
8118 Broadway
San Antonio, TX 78209

THE FROST NATIONAL BANK
San Antonio, Texas 78296
30-9/1140

1777

7/13/2005

PAY TO THE ORDER OF CITY OF SAN ANTONIO

\$ **500.00

Five Hundred and 00/100*****

DOLLARS

Belando H. Davis

⑈001777⑈ ⑆114000093⑆ 270014303⑈

Briones Consulting & Engineering
CITY OF SAN ANTONIO

PUD/MDP Fee
Hauman Property

7/13/2005

1777

500.00

FROST NATIONAL BAN

500.00

*Received 7/13/05
minus & debit Fee.*

2005 JUL 18 A 10:09

DEV. SERVICES

Briones Consulting & Engineering, LTD.
8118 Broadway
San Antonio, TX 78209

THE FROST NATIONAL BANK
San Antonio, Texas 78296
30-9/1140

1777

7/13/2005

PAY TO THE ORDER OF CITY OF SAN ANTONIO

\$ **500.00

Five Hundred and 00/100*****

DOLLARS



Security
Features
Guaranteed
Authentic

Richard H. [Signature]

⑈001777⑈ ⑆114000093⑆ 270014303⑈

Briones Consulting & Engineering
CITY OF SAN ANTONIO

PUD/MDP Fee
Hauman Property

7/13/2005

1777

500.00

FROST NATIONAL BAN

500.00

2005 JUL 18 A 10:06

DEV. SERVICES